



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, Agency Director

**PLANNING
SERVICES DIVISION**

Paul Thompson
Deputy Planning Director

March 30, 2012

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053

RE: PLACER COUNTY HOUSING ELEMENT—2011 ANNUAL REPORT

Dear Sir or Madame:

Enclosed please find Placer County's 2011 Annual Housing Element Progress Report.

Please contact Christopher Schmidt, Senior Planner at 530-745-3076 with any questions or concerns regarding this document. Your attention to this matter is greatly appreciated.

Sincerely,

Loren Clark
Deputy Director

encl.

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Placer County

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Reporting Period: January 1 – December 31, 2011

This report has been prepared for submittal to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053
-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

PLACER COUNTY HOUSING ELEMENT STATUS REPORT 2011

Introduction

This Housing Element Status Report provides an annual report on the status of the Housing Element for Placer County's General Plan and the progress in the implementation of the Housing Element as required by Government Code §65400.

Background

Placer County is required to prepare and adopt a general plan for its jurisdiction which includes certain mandatory elements, including a housing element. The housing element consists of: (a) an identification and analysis of existing and projected housing needs, including the local government's share of the regional housing need, (b) an inventory of resources and constraints relevant to meeting those needs; and (c) a program showing a five-year schedule of the actions to be taken to implement the housing element, including how the local government plans to meet its share of the regional housing need (Government Code Section 65583). Copies of draft and adopted housing elements are required to be submitted to the Department of Housing and Community Development ("HCD"). HCD is required to review housing elements and prepare written findings regarding compliance with state housing element law (Government Code Section 65585).

Placer County also is required to annually report on the progress of implementation its General Plan. Copies of the progress report relating to the housing element are required to be submitted to HCD and the Office of Planning and Research ("OPR"). This report has been prepared to satisfy Placer County's the annual Housing Element progress reporting requirements and summarizes the 2011 Housing Program accomplishments for Placer County.

Annual Building Activity Report for Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects (Table A)

Table A provides the total number of very low, low, and moderate-income units and mixed-income multi-family projects for which a building permit for new residential construction was issued during the reporting year. For the January 1 – December 31, 2011 reporting period, permits were issued for 4 affordable housing units. This represents 2.0 [correct?] percent of the total building permits issued during the reporting period.

Annual Building Activity Report Summary for Above Moderate-Income Units (Table A2)

Table A2 provides the total number of units for affordable to above moderate-income households for which building permits were issued during the reporting period by unit category (i.e., single-family, 2-4 units, 5 or more units, second-unit, or mobile home). For the January 1 – December 31, 2011 reporting period, Placer County issued building permits for 176 single-family units, 12 secondary units, 4 multi-family (2-4 units), 0 multi-family (5+ units) dwellings and three mobile homes (195 total permits issued). Under the Housing Element requirements, the County needed to identify sufficient sites for, and encourage the production of 6,229 housing units by 2013.

Regional Housing Needs Allocation Progress (Table B)

Since January 1, 2006, a total of 25,392 units have been built or approved in the unincorporated areas of Placer County. The majority of the approved projects are for single-family homes. Three large Specific Plans have been approved by Placer County since January 2006 including Placer Vineyards, Regional University, and Riolo Vineyards. None of the Specific Plan projects have started construction.

The table below breaks housing starts and approved projects down by income category.

Housing Starts and Approved Projects Since January 1, 2006 By Income Category

	Very Low	Low	Moderate	Above Moderate	Total
State Housing Allocation	1,537	1,178	1,231	2,282	6,229
Housing Starts/Approved Projects	796	894	466	23,235	25,391
Additional Units Needed	741	284	764	0	1,789

Approved Affordable Housing Projects in 2011 by Income Category

Project	Extr. Low	Very-Low	Low	Moderate	Total
Homewood Mountain Resort	0	0	13	0	13
Total	0	0	13	0	13

Affordable Housing Projects

The Placer County Redevelopment Agency acquired a six-acre site in the North Auburn Redevelopment Area and issued an RFP for affordable housing on the site. Four proposals were received. The Agency selected USA Properties Fund, Inc. to construct a 64-unit affordable townhome development at the property (right). The Conditional Use Permit for the project was approved in 2010. The developer is seeking affordable housing tax credits before proceeding with the project.



64-unit Quartz Ridge affordable housing project in Auburn.

Two of the DOMUS affordable housing buildings in Kings Beach have been completed: The two-unit Book site and the 12-unit Fox site.

Several Tahoe Basin 'demonstration' projects that are in the development review process have affordable housing components as well.



DOMUS is constructing a total of 77 affordable units in Kings Beach.

Program Implementation Status

Table C provides the Housing Element program status report. In particular, the table summarizes the local efforts, as identified in the Housing Element, to remove governmental constraints to the maintenance, improvement, and development of housing. It also details the progress in implementing all specific programs and policies under the Housing Element. Significant 2011 accomplishments are discussed below.

Transitional Housing Zoning Text Amendment

In June, Placer County updated its Zoning Ordinance to bring the ordinance into compliance with State housing law for emergency shelters, transitional housing, and supportive housing. The amendments established definitions for Emergency Shelters, Transitional Housing, and Supportive Housing as well as the identification of appropriate zoning districts where these uses will be allowed.

The changes did not affect The Gathering Inn, a faith-based organization that operates a nomadic homeless shelter in local churches. Under the new rules, host churches will not be subject to discretionary land-use review by the county. With the Zoning Ordinance changes, church-based emergency shelters that provide humanitarian assistance are now a permitted accessory use not subject to discretionary review when operated on the church sites.

The amendments specified that Temporary Resident Shelters with a capacity of 60 persons or fewer would be allowed in the Residential Multi-family (RM) zoning district with Zoning Clearance, in the Neighborhood Commercial (C-1), Highway Service (HS) and Resort (RES) zoning districts with a Minor Use Permit, and in the General Commercial (C-2), and Commercial Planned Development (CPD) zoning districts with a Conditional Use Permit. Shelters proposed to accommodate more than 60-persons are now allowed in the Residential Multi-family (RM), Neighborhood Commercial (C-1), General Commercial (C-2), Commercial Planned Development (CPD) and Highway Service (HS) zoning districts with a Conditional Use Permit.

Farmworker Housing

The County proposes to amend the Zoning Ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces

designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.”

As currently proposed, agricultural (farm) employee housing would be an allowed use in the Residential-Agricultural (RA), Residential-Forest (RF), Agricultural Exclusive (AE), Farm (F), Forestry (FOR), and Open Space (O) zone districts with the following standards proposed:

Farmworker Dwelling Unit

- Cannot exceed 1,200 sq.ft. in size
- One Parking Space per Unit
- Does Not Need to be Located on the Site of a Qualifying Agricultural Operation
- Occupant limited to an employee of an agricultural operation (24 hours or more per week) and associated household

Farmworker Housing Complex

- Subject to the California Employee Housing Act which requires the issuance of a permit to operate from the HCD prior to occupancy of the housing units
- One parking space per unit or one space per three beds whichever is more plus one space per complex employee
- Minimum 50 sq.ft. for each occupant in group living arrangements
- Occupancy limited to agricultural employees who are an employee of an agricultural operation and their associated household

Location on Site

The unit or complex shall be located not less than 75 feet from barns, pens or other structures that house livestock or poultry, and not less than 50 feet from any other agricultural use.

This Zoning Text Amendment is in draft form and is expected to be considered by the Board of Supervisors in late-2012.

SRO Zoning Text Amendment

The Placer County General Plan and Zoning Ordinance do not explicitly address SROs or other types of residential hotels. The County is proposing to amend the Zoning Ordinance to define Single Room Occupancy (SRO) units and explicitly allow SROs as a residential use in the Multi-Family Residential (RM) district. SROs would also be allowed in the Highway Service (HS), and Resort (RES) zoning districts with a Minor Use Permit. The County proposes to set a minimum unit size of 150 square feet.

This Zoning Text Amendment is now in draft form and is expected to be considered by the Board of Supervisors in late-2012.

Down-Payment Assistance

The County was awarded \$585,000 for the First-Time Homebuyer Assistance Program. The program provides deferred second-mortgage loans to help with down payments. The loan usually is not due and payable for 30 years unless a program participant sells or transfers the home, stops living there or defaults on the principal mortgage loan. To qualify, a household must earn 80 percent of the median

income or less. For a four-person household, the income limit is \$58,500. Participants in the program must purchase homes in unincorporated areas of Placer County. To be considered a first-time buyer, a participant generally cannot have owned or had an interest in real estate for the preceding three years.

Housing Rehabilitation Program

The County's Redevelopment Agency received \$195,000 in HOME funds for its Housing Rehabilitation Program that provides low-interest loans to low-income households who need to fix up their homes. The Redevelopment Agency's primary emphasis is on rehabilitation work that corrects health and safety issues. In late 2010, the County received \$280,000 in CDBG funds earmarked for housing rehabilitation in the town of Sheridan.

First-Time Homebuyer Assistance

The county was awarded \$585,000 in federal HOME block grant moneys for the First-Time Homebuyer Assistance Program. It provides deferred second-mortgage loans to help with down payments. The loan usually is not due and payable for 30 years unless a program participant sells or transfers the home, stops living there or defaults on the principal mortgage loan. To qualify, a household must earn 80 percent of the median income or less. For a four-person household, the is \$58,500. Participants in the program must purchase homes in unincorporated areas of Placer County. To be considered a first-time buyer, a participant generally cannot have owned or had an interest in real estate for the preceding three years.

Tahoe Second Units

The County is working with the Tahoe Regional Planning Agency (TRPA) to certify Placer County's local government housing program. Certification is required prior to entering into a Memorandum of Understanding (MOU) between TRPA and the County to allow secondary units on parcels less than one acre in size. The second units must be deed restricted as affordable. TRPA is currently reviewing a draft MOU and implementation plan. This program is expected to be considered in late-2012.



DOMUS affordable housing project in Kings Beach.

Employee and Workforce Housing

The table below summarizes employee housing projects that the County has required in the Sierra Nevada and Lake Tahoe areas.

EMPLOYEE HOUSING PROJECTS		
Sierra Nevada And Lake Tahoe Areas, Placer County		
Project Name	Status	Description of Employee Housing Requirement
Sawmill Heights	Completed	96 employee rental units (or 240 dormitory beds with a capacity for up to 400) for Northstar resort.
Hopkins Village	Underway	50 affordable ownership units; ten units complete.
Squaw Creek Resort	Approved	9 employee units for Phase II. Housing Mitigation Plan required.
Northstar	Approved	174 additional employee units to serve through Phase 6. Housing Mitigation Plan required.
Timilick	Approved	8 moderate income units and 48 affordable/employee housing units.
Homewood	Approved	13 workforce housing units for 26 employees. Workforce housing plan required.
Tahoe Timeshare	Entitlements	3 workforce housing units.
Squaw Valley Plan	Entitlements	unknown

One project, the 96-unit Sawmill Heights employee housing project at Northstar Village was completed under this policy in 2006. One other project, Hopkins Village, has been approved and has completed its first phase (ten units). Four of the units have sold for \$119,000 each. Due to the depressed housing market, finding buyers for the remaining six units has been difficult.

Two additional projects are in the entitlement phase including the Squaw Valley specific plan which is expected to require a significant number of workforce housing units as it builds out.



Hopkins Village in Martis Valley.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction Placer County
 Reporting Period 1-Jan-11 - 31-Dec-11

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions				Housing without Financial Assistance or Deed Restrictions				
1	2			3			4			5			6			7		
	Tenure			Affordability by Household Incomes			Total Units per Project			Assistance Programs for Each Development			Deed Restricted Units			Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
Project Identifier (may be APN No., project name or address)	Unit Category	R=Renter O=Owner	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total Units per Project	See Instructions	See Instructions	Total Units per Project	See Instructions	See Instructions	Deed-Restricted, Employee	Deed-Restricted, Employee	Deed-Restricted, Employee	Deed-Restricted, Employee		
Hopkins Ranch	R				4		4			4								
(9) Total of Above Moderate from Table A2										► ► ► ►				191				
(10) Total by income units (Field 5) Table A										► ► ► ►				4				
										4				195				

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Placer County
Reporting Period	1-Jan-11 - 31-Dec-11

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	176	4	0	12	3	195

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction: Placer County

Reporting Period: January 1, 2011 – December 31, 2011

TABLE C
PROGRAM IMPLEMENTATION STATUS

Program	Objective	Deadline	Status
A-1	As part of a General Plan update or amendment, and as part of each community plan update, the County shall review land use patterns, existing densities, the location of job centers, and the availability of services to identify additional areas that may be suitable for higher density residential development to ensure that a sufficient supply of residentially-zoned land is available to achieve the County's housing objectives.	Identify areas appropriate for future housing.	Ongoing Specific plans are required to provide ten percent of units as affordable. The County expects to begin a comprehensive update to the General Plan in 2013. Two Community Plan updates are currently underway: Tahoe Basin and Sheridan. The Granite Bay Community Plan was adopted in February 2012.
A-2	The County shall amend land use regulations and development standards (e.g., Department of Public Works and Fire Department regulations) where feasible to remove unnecessary impediments to and reduce the cost of the production of housing.	Revised development standards.	Dec. 2011 Planned.
A-3	The County shall periodically review and update, as necessary, the Public Facilities and Services Element of the General Plan, which is a strategy for extending services and facilities to areas that are designated for residential development but do not currently	Revised Facility Plans.	Ongoing Element to be updated during General Plan Update starting in 2013.

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PROGRAM IMPLEMENTATION STATUS

A-4	have access to public facilities.	Zoning Ordinance amendment. 352 units.	July 2010	Not adopted. Anticipated to be part of General Plan Update.
A-5	The County shall create a mixed-use zoning overlay district and prepare related design guidelines. The County shall also adopt incentives for residential development that is part of a mixed-use project, including but not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures.	Zoning Ordinance amendment.	July 2010	Not adopted. Anticipated to be part of General Plan Update.
A-6	The County shall create an infill development overlay district and prepare related guidelines that allow flexibility in lot sizes, building height, setbacks, site planning, parking requirements, and other development standards to encourage high-density and affordable housing in proximity to transit services.	Zoning Ordinance amendment. 110 units.	July 2010	Not adopted. Anticipated to be part of General Plan Update.
A-7	Due to the loss of multi-family sites to	Zoning Ordinance .	2008-9	Not adopted. Anticipated to be part of General Plan

TABLE C
PROGRAM IMPLEMENTATION STATUS

	single-family construction, the County shall adopt a Zoning Ordinance amendment to set a minimum density standard for single-family homes in the Multi-Family Residential (RM) zoning district, and prohibit the development of single-family homes in the zoning district unless built to the new minimum density.	amendment.		Update.
A-8	The County shall conduct a nexus study to analyze impact fees and planning-related fees associated with residential and non-residential development. The County shall determine whether or not the fees collected in the county are appropriate and fair. In conducting the study, the County shall compare Placer County's fee structure with fees collected in other nearby jurisdictions.	Fee study.	June 2009	Planned.
B-1	The County shall evaluate all County-owned surplus land to determine its suitability for workforce and affordable housing. This evaluation should include the identification of appropriate entities to hold or acquire such land. The County shall also identify a process for transferring the properties to these entities, including procedures for land exchanges if sites more suitable for affordable and workforce housing are to be identified. Affordable housing developed under this program shall have 55-year affordability covenants for multi-family rental units and 45-year affordability covenants for ownership units.	Adopted procedures.	2009-10	County-owned sites have been included on the Redevelopment Agency's vacant land inventory.

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PROGRAM IMPLEMENTATION STATUS

B-2	The County shall partner with existing non-profit and for-profit corporations that are interested and able to construct and manage workforce and affordable housing. The County may provide technical and/or financial assistance, such as, site identification, site acquisition, and identification of subsidy sources including HOME funds, CDBG monies, fee waivers, and permit processing.	150 units	Ongoing	The Redevelopment Agency has selected USA Properties Fund to construct a 64-unit affordable housing project on County-owned land in North Auburn. The developer is seeking low income housing tax credits in order to build the project.
B-3	The County shall amend engineering standards and the subdivision and zoning ordinances to allow flexibility in certain development standards as incentives for affordable housing developments. The County shall ensure that adjusting development standards for affordable housing does not result in lower quality housing or higher replacement or maintenance costs in the future. The County shall consider site and potential occupancy characteristics when amending development standards.	Zoning Ordinance amendments.	Dec. 2011	Anticipated to be part of General Plan Update.
B-4	The County shall use the density bonus ordinance to encourage rental and for-sale housing. Developments with more than four units that provide at least 20 percent of the units as affordable to low-income households or 10 percent of the units as affordable to very low-income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain	50 units.	Ongoing	Several density bonus projects have been approved in recent years including Ridgeview Villas, Terracina Oaks, and Atwood Village.

TABLE C
PROGRAM IMPLEMENTATION STATUS

affordable for at least 30 years. The County shall promote the benefits of this program to the development community by posting information on their web page and creating a handout to be distributed with land development applications.	The County shall adopt a resolution waiving 100 percent of the application processing fees for developments in which 10 percent of the units are affordable to very low-income households, 20 percent of the units are affordable to low-income households, or 30 percent of the units are affordable to moderate-income households. Additionally, the County shall evaluate waiving environmental review staff time charges for projects containing affordable housing units. To be eligible for fee waiver, the units shall be affordable by affordability covenant. The waiving or reduction of service mitigation fees may also be considered when an alternative funding source is identified to pay these fees.	Revised resolution.	Dec. 2009	Resolution in draft form, not adopted. This is and has consistently been Redevelopment Agency (RDA) policy. Redevelopment was dissolved in February 2012. The County acquired a six-acre site in the North Auburn Redevelopment Area and has selected USA Properties to construct a 64-unit affordable housing project on the property. The County through RDA has spent about \$5.5 million acquiring four properties for the DOMUS project in Kings Beach.
B-5			Ongoing	

TABLE C
PROGRAM IMPLEMENTATION STATUS

B-7	The County shall continue to use the Housing Trust Fund to acquire building sites for affordable housing, to provide "gap" financing, to leverage funds for acquiring or constructing affordable housing, to continue to provide secured loans to affordable housing developments.	150 units.	Ongoing	Housing Trust Fund money will be used to assist the DOMUS project in Kings Beach. The \$34 million project will construct 77 units on the five sites. Of those, 75 will be deed restricted for low-income residents who earn between 30 percent and 60 percent of the area median income. The remaining two units will be for on-site managers. The last phase of the project is now under construction.
B-8	Placer County shall continue to identify financial institutions operating in the county that fall under the requirements of the Community Reinvestment Act and work with these institutions to provide financing for low- and moderate-income housing.	n/a	Ongoing	Financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act have been identified.
B-9	The County shall investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Redevelopment Agency and Health and Human Services shall continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.	100 units.	Ongoing	The County continues to apply for Federal and State housing program funds as available to continue and expand affordable housing programs. A number of sources have been used to assist the DOMUS project in Kings Beach including a \$3.3 million grant through the State Infill Infrastructure program. The County received \$500,000 in Community Development Block Grant funds to be used for housing rehabilitation loans in Kings Beach and a \$289,000 grant for housing rehabilitation loans in Sheridan. The County was recently awarded \$585,000 for the agency's First-Time Homebuyer Assistance Program and \$195,000 for an Owner-Occupied Housing Rehabilitation Program

TABLE C
PROGRAM IMPLEMENTATION STATUS

	New County ordinance.	2008-9	Draft Ordinance prepared, not adopted.
B-10	The County shall consider adopting an affordable housing program that applies to areas of the County under 5,000 feet in elevation. If adopted, this program will identify acceptable methods for new residential developments to provide affordable housing which may include a) construction of housing on-site, b) construction of housing off-site; c) dedication of land for housing, and d) payment of an in-lieu fee.		
B-11	Although the County currently offers permit streamlining, priority processing, and concurrent processing for senior and affordable housing developments, the County shall review its residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review.	Continued reduction in processing time.	2009-10 The County gives priority to affordable housing projects for both planning and building permit reviews.
B-12	The County shall amend the zoning ordinance to allow accessory apartments, such as detached units over garages, by right within all residential zones to provide another source of affordable housing. The amendments will ensure that the County's Zoning Ordinance is consistent with State law requirements for second units. Additionally, the County shall consider streamlining the approval process for secondary units, as well as allowing second units on smaller parcels than what is currently allowed.	Revised County ordinance. 250 units.	Dec. 2009 Accessory apartments are now allowed as a matter-of-right, subject to a zoning review. A revised ordinance to allow accessory units on smaller lot sizes has not been prepared.

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PROGRAM IMPLEMENTATION STATUS

B-13	The County shall investigate land banking as a method to provide sites for affordable housing.	n/a	2009-10	The County had been working with the Placer Collaborative Network to establish a Housing Land Trust in the county. That effort has been delayed due to the difficult real estate market.
B-14	The County shall publicize information on the County website about existing toll-free foreclosure assistance hotlines, foreclosure counseling, foreclosure prevention programs, and other resources available for residents facing possible foreclosures.	Updated website.	June 2009	Complete. Foreclosure resources and links are now provided on the Placer County home page.
B-15	To facilitate construction of high-density housing on commercially-zoned sites, the County shall consider amending the zoning ordinance provisions for multi-family housing use. These revisions may include amending the zoning ordinance to allow multi-family dwellings, 20 or fewer units/acre as a permitted use by right in the C1 and C2 zone districts.	Zoning Ordinance amendment.	Dec. 2009	Anticipated to be part of General Plan Update.
C-1	The County shall continue to work with TRPA to establish a framework for consideration of changes to the TRPA Code of Ordinances that will facilitate the construction of affordable and workforce housing.	Adopted changes in the TRPA Code to allow additional affordable housing.	Ongoing	Placer County and various Tahoe stakeholder groups are working with TRPA to provide a revised set of incentives in its new 20-year Regional Plan currently being written. The County is currently working with TRPA to allow second units on parcels less than one-acre in size in the basin. A draft is complete and awaiting TRPA approval.
C-2	The County shall initiate a review of Policy C-2 to consider specific issues including: The appropriateness of the application of the same requirement to both small (i.e. under 2	Revised policy.	Dec. 2012	Stakeholders have requested this change to provide relief to small developers/property owners.

TABLE C
PROGRAM IMPLEMENTATION STATUS

	acres in project area) commercial/ professional office projects, the financial feasibility of requiring 50 percent of the housing demand and the impact of the requirement on attracting new commercial projects.	Adopted changes in the TRPA Code to allow additional affordable housing.	Ongoing	Placer County and various Tahoe stakeholder groups are working with TRPA to provide a revised set of incentives in its new 20-year Regional Plan currently being written.
C-3	The County will continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra areas.	Adopted TRPA affordable housing plan.	2008-9	The County is working with TRPA to adopt an Affordable Housing Plan that would allow second units on parcels less than one acre in size within the basin. A draft document prepared, but not approved.
C-4	The County shall investigate additional mechanisms to facilitate the production of workforce housing in the Lake Tahoe area. These mechanisms include, but are not limited to, the creation of an assessment district(s) and/or an amnesty period for illegal secondary dwelling units.	Identify areas for cooperation.	Ongoing	The County continues to work with various stakeholder groups in the basin and Sierra to address affordable housing issues.
C-5	The County shall continue to meet with surrounding jurisdictions in the Tahoe Basin to discuss workforce housing issues and develop cooperative strategies that address identified workforce housing needs.	10 units.	2009-10	Incomplete.
C-6	The County shall work with employers in the Eastern Sierra portion of the county to establish a down payment assistance program in which employers provide deferred mortgages for workers who wish to purchase existing homes in the Eastern Sierra and are qualified first-time homebuyers. Workers participating in the pilot program shall agree to share the future equity from market appreciation			

TABLE C
PROGRAM IMPLEMENTATION STATUS

	with the employer sponsoring the mortgage.			
D-1	The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low and low-income households.	50 units.	Ongoing	The Housing Authority and Placer County Planning Division track grant application opportunities on a consistent basis.
D-2	The County shall continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.	250 units.	Ongoing	The County has an approximate 91 percent allocation utilization rate. There are 276 vouchers but only 251 are funded.
D-3	The County shall consider providing incentives for the preservation of mobile home parks.	Additional incentives.	Ongoing	Additional incentives to preserve mobile home parks have not been formulated.
E-1	The County shall continually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government assistance, and the date at which the units may convert to market-rate dwellings. The Redevelopment Agency shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.	Annually update list of affordable housing projects.	Ongoing	The Placer County Planning Division maintains a list of units produced through state and federal programs and monitors their affordability covenants.
E-2	The County shall include in all existing and new incentive or regulatory program requirements to give notice prior to the	Revisions to all housing incentive and regulatory	2009-10	The Placer County Planning Division continues to work with appropriate organizations to identify units which may

TABLE C
PROGRAM IMPLEMENTATION STATUS

	conversion of any deed-restricted affordable units to market-rate units as described in Policy E-2.	programs.		convert to market-rate.
E-3	To maintain and improve the existing supply of affordable rental housing, the County shall work with local public agencies, public and private non-profit organizations, and for-profit corporations with the legal and managerial capacity to acquire and manage at-risk affordable properties. The County shall work with property owners and the identified agencies and organizations to ensure continued affordability of subsidized units, and shall provide technical and financial assistance for the acquisition and rehabilitation of at-risk properties.	Annually update list of affordable housing projects.	As-Needed	The Placer County Planning Division continues to work with appropriate organizations to identify units which may convert to market-rate.
F-1	The County shall evaluate increasing the by-right occupancy of small group housing developments and residential care facilities from group homes with six or fewer residents to group homes with eight or fewer residents in all residential zones subject to the same rules that apply to single-family dwellings.	Zoning Ordinance amendment.	DONE	Amendment adopted 2011.
F-2	The County shall consider requiring developers to offer a “universal design package” as an option to homebuyers. The County shall determine the most appropriate application of the ordinance, such as the size of residential projects and the type of residential dwellings that will be subject to the ordinance.	A greater number of homes that accommodate people of different abilities.	2009-10	This requirement has not been adopted. The County will continue to encourage incorporation of universal design features in new structures.
F-3	The County shall review the Zoning Ordinance, land use policies, permitting	Review regulations, policies and practices; amend as	Ongoing	Ordinances and policies are amended as necessary to

TABLE C
PROGRAM IMPLEMENTATION STATUS

	practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws.	appropriate.	maintain consistency with State law.
F-4	The County shall amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that “Any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.” The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.	Zoning text amendment.	Dec. 2008 Draft prepared. This ordinance is anticipated to be reviewed by the Board of Supervisors in late-2012.
G-1	The County shall continue to support emergency shelter programs, including consideration of funding for programs developed through inter-jurisdictional cooperation.	A “Continuum of Care” strategy.	Ongoing The homeless shelter is run by a non-profit group, the “Gathering Inn.” This group operates a nomadic shelter in which the homeless shelter location moves from church site to church site.

TABLE C
PROGRAM IMPLEMENTATION STATUS

			2009-10	Adopted by Board of Supervisors, 2011.
G-2	The County shall continue to provide transitional and permanent supportive housing in the form of group housing. Additionally, the County shall identify sites for use as transitional and permanent supportive housing to address the unmet need for these services.	List of sites available for transitional and supportive housing.		
G-3	The County shall amend the Zoning Ordinance to include emergency and transitional housing as an allowed land use in certain zoning districts.	Zoning text amendment.	Dec. 2008	Adopted by Board of Supervisors, 2011.
G-4	The County shall amend the Zoning Code to define Single Room Occupancy (SRO) units and explicitly allows SROs as a residential use in certain zones. These zones could include the Multi-Family Residential (RM), Highway Service (HS), and Resort (RES) Zoning districts.	Zoning text amendment.	July 2009	Draft ordinance Complete. Expected to be reviewed by Board of Supervisors in late 2012.
H-1	The County shall provide information to the public regarding the efficient use of energy in the home and ways to improve the energy efficiency of new construction. The County shall promote this program by posting information on their web page and creating a handout to be distributed with land development applications.	Distribution of information with all building permits and on County website.	Ongoing	The County has several handouts that are distributed when a Building Permit is issued. Web update forthcoming.
H-2	The County shall encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, use of traffic demand management, water-efficient landscaping, among other possibilities. The County shall promote this program by incorporating policies that encourage	Policies that encourage efficient energy use.	Ongoing	This is and has consistently been County policy. If funding is secured, the County will prepare a Climate Action Plan in 2013.

TABLE C
PROGRAM IMPLEMENTATION STATUS

	efficient energy use into new and updated land use plans.	Adoption of a new ordinance.	2009-10	Planned.
H-3	The County shall develop a green building incentive program to promote the provision of green building practices in new residential development. The “green incentive” program shall establish a point system that rates new residential development by assigning value to certain green building practices.			
I-1	The County shall continue to be the local contact point for the Department of Fair Employment and Housing, and provide resource and referral information regarding housing and tenant rights through brochures available at the Housing Authority, the Placer County Library, and other local social services offices. In addition, the County shall post this information on the County website.	Distribution of information regarding equal access to housing.	Ongoing	Equal access to housing is protected by State and Federal law. Placer County promotes fair housing opportunities through its various financial assistance initiatives and affordable housing/neighborhood revitalization programs. HHS Community Services and Housing Authority’s efforts include educating the community about fair housing and equal housing opportunity, providing housing counseling services and family resource information and referral.
I-2	Since Placer County does not have a fair employment and housing board, the County shall refer people who suspect discrimination in housing to Legal Services of Northern California.	Distribution of information.	Ongoing	This is and has consistently been County policy.
J-1	The County shall name a housing coordinator/point-person to oversee the implementation of Housing Element policies and programs, facilitate permit processing of affordable housing developments and oversee workforce housing programs.	Designation of a housing coordinator.	2009-10	This function has been assigned to the Planning Division's Long-Range Planning Team. A Housing Specialist was added to the Planning Division after the Redevelopment Agency was dissolved in February 2012.

TABLE C
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J-2	The County shall establish an inter-departmental housing committee/working group to ensure that the Planning Department, Health and Human Services, and the Redevelopment Agency continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible, and to ensure that funding is judiciously managed. Such interdepartmental coordination could include periodic meetings with the Chief Executive Officer, and an annual workshop with the Board of Supervisors.	Creation of an inter-departmental housing working group.	Ongoing	Housing program implementation is coordinated through the Community Development Resources Agency.
J-3	The County shall review the Redevelopment Agency Project Areas Housing Production Plan to determine consistency with this updated Housing Element.	Redevelopment plan review.	Ongoing	This is and has consistently been County policy.